

**PLANNING COMMISSION
STAFF REPORT**

Date: March 5, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00038 (Arlington Office MPA and ZMA) - A request has been made for: 1) a Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU); and 2) a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO). The ±0.31 acre parcel is located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL).

From: Jeff Foster, Associate Planner

Ward #: 2

Case No.: LDC25-00038 (Arlington Office MPA and ZMA)

Applicant: Jeff Bender

APN: 014-204-16

Request:

- **Master Plan Amendment:** From Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU).
- **Zoning Map Amendment:** From Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO).

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council adopt the Master Plan and zoning map amendments by ordinance, subject to conformance review by the Regional Planning Commission.

Summary: This is a request for Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) and a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO) on a ±0.31 acre parcel located on the east side of South Arlington Avenue, ±260 feet north of its intersection with West Plumb Lane within the

Plumas Neighborhood Residential Core Planning Area Overlay (PL). The key issue related to this request is compatibility of the proposed Master Plan land use designation and zoning with surrounding land use designations and development. The requested amendments are consistent and compatible with surrounding development and public infrastructure and services are available. Staff can make all applicable findings and recommends approval subject to a Truckee Meadows Regional Plan conformance review by the Regional Planning Commission for the Master Plan amendment request.

Background: Application materials indicate that the subject parcel has been vacant for over 30 years and most likely has never been developed. The two adjacent parcels to the south and a parcel directly across Arlington Avenue to the west have the same SMU land use designation and PO zoning requested by the applicant and are developed with professional offices. The applicant is requesting the Master Plan and zoning map amendments to allow for the future construction of a two-story professional office building (subject to a separate entitlement/permitting process). Compliance with the standards contained in the PL overlay district will be addressed in a subsequent entitlement and/or permitting process for a future project.

Discussion: The SMU land use designation is intended to accommodate a diverse mix of commercial and residential uses. The PO district provides for office conversions and small office developments. PO is considered appropriate in transitional areas designated on the Master Plan or adjacent to residential districts. In contrast, the current SF-5 district is intended primarily to accommodate single-family detached residential uses. A comparison of uses allowed within the existing SF-5 and proposed PO zoning districts is provided as **Exhibit B**.

Analysis:

Compatibility with Surrounding Planning Designations and Development: The general development pattern along Arlington Avenue in the project vicinity is commercial and residential in nature. Land uses immediately surrounding the site consist of offices to the south and west, and single-family residential to the west, north and east. Land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	SF-5	Single-family residence
East	SF-5/SF-8	Single-family residences
South	PO	Office
West	PO/SF-5	Office and single-family residence across Arlington Avenue

Though the existing SF land use designation is surrounded by the same designation on three sides, it is bordered by SMU to the south and west. Extending the SMU designation one parcel north to encompass the subject site is therefore appropriate. The corresponding PO zoning requested by the applicant matches the zoning to the south and west and would allow development of an office building similar to the office buildings to the south and west. A minor site plan review to address residential adjacency standards will be required for any future nonresidential development. As previously noted, the PO district is considered appropriate adjacent to residential districts. Given the surrounding uses and zoning, the proposed Master Plan and zoning map amendments are consistent and compatible with the surrounding land use designations and development.

Development Standards: The lot and building standards for the existing SF-5 zoning district and proposed PO zoning district are listed in the table below:

Zoning District	SF-5	PO
Setbacks – Front/Side/Rear	10' / 5' / 20'	10' / 5' / 10'
Height	35'	35'* **
Lot Width, Minimum	70'	50'
* Minor site plan review required for buildings over 35 feet and no greater than 55 feet. ** The Plumas Neighborhood Residential Core Planning Area Overlay limits building height to 25 feet with a maximum of two stories.		

Utilities and Services: Since the surrounding area is built out, required utilities (water, stormwater, sewer and power) and public services (including police and fire) are already in place and can be readily extended to the site.

Traffic, Access and Circulation: No specific development plans are proposed at this time. As this application only addresses the Master Plan and zoning map amendments, a minor site plan review will be required for any nonresidential use due to residential adjacency. Vehicular and pedestrian access and circulation will be reviewed at that time and a traffic study may be required to assess the need for potential onsite and offsite improvements. Arlington Avenue is a minor arterial, and there is an existing bus stop adjacent to the site.

Master Plan Conformance: The Master Plan is a planning document outlining the City's vision, goals, and policies relative to topics such as economics, population, housing, streets, and resource management. The application has requested a change in the Master Plan designation for the property from SF to SMU. The site is located along a Neighborhood Corridor within the Central Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The proposed Master Plan and zoning map amendments are in substantial conformance with the Master Plan and the following applicable Master Plan goals and policies:

- GP 1.5B: Urban Revitalization
- GP 2.1A: Growth Tiers
- GP 2.2B: Underutilized Properties
- GP 2.5B: Transit-Oriented Development

Approval of Master Plan amendment requests are subject to Regional Plan conformance review by the Regional Planning Commission. Initial review by the Truckee Meadows Regional Planning Agency did not identify any potential conformance issues.

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies. No comments of concern were received. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. One public comment was received regarding parking on the street (**Exhibit C**). The applicant held a neighborhood meeting on February 12, 2025, in compliance with NRS 278.210, and presented the project at the February 18, 2025, Ward 2 Neighborhood Advisory Board (NAB) meeting. NAB members asked for clarification on the location, future development plans, and if input had been solicited from neighbors. The NAB was generally supportive of the request (**Exhibit D**). Any future comments will be forwarded to the Planning Commission.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- 1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
 - m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
 - n. To promote systems which use solar or wind energy;
 - o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.
- 2) The amendment is in substantial conformance with the Master Plan.

Attachments:

Planning Commission Resolution

Exhibit A. Case Maps

Exhibit B. Comparison of Allowed Uses

Exhibit C. Public Comment

Exhibit D. Ward 2 NAB Meeting Summary

Resolution No. 01-25

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC25-00038 (ARLINGTON OFFICE MPA AND ZMA), FROM ±0.31 ACRES OF SINGLE-FAMILY NEIGHBORHOOD (SF) TO SUBURBAN MIXED-USE (SMU) PARCELS LOCATED ON THE EAST SIDE OF SOUTH ARLINGTON AVENUE ±260 FEET NORTH OF ITS INTERSECTION WITH WEST PLUMB LANE WITHIN THE PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA OVERLAY (PL), AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC25-00038 (ARLINGTON OFFICE MPA AND ZMA), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.230 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.230) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on March 5, 2025, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC25-00038 (Arlington Office MPA and ZMA) (hereafter referred to as “the Amendments”) are related

to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the Master Plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of _____, seconded by _____, the foregoing Resolution was passed and adopted this 5th day of March, 2025, by the following vote of the Commission:

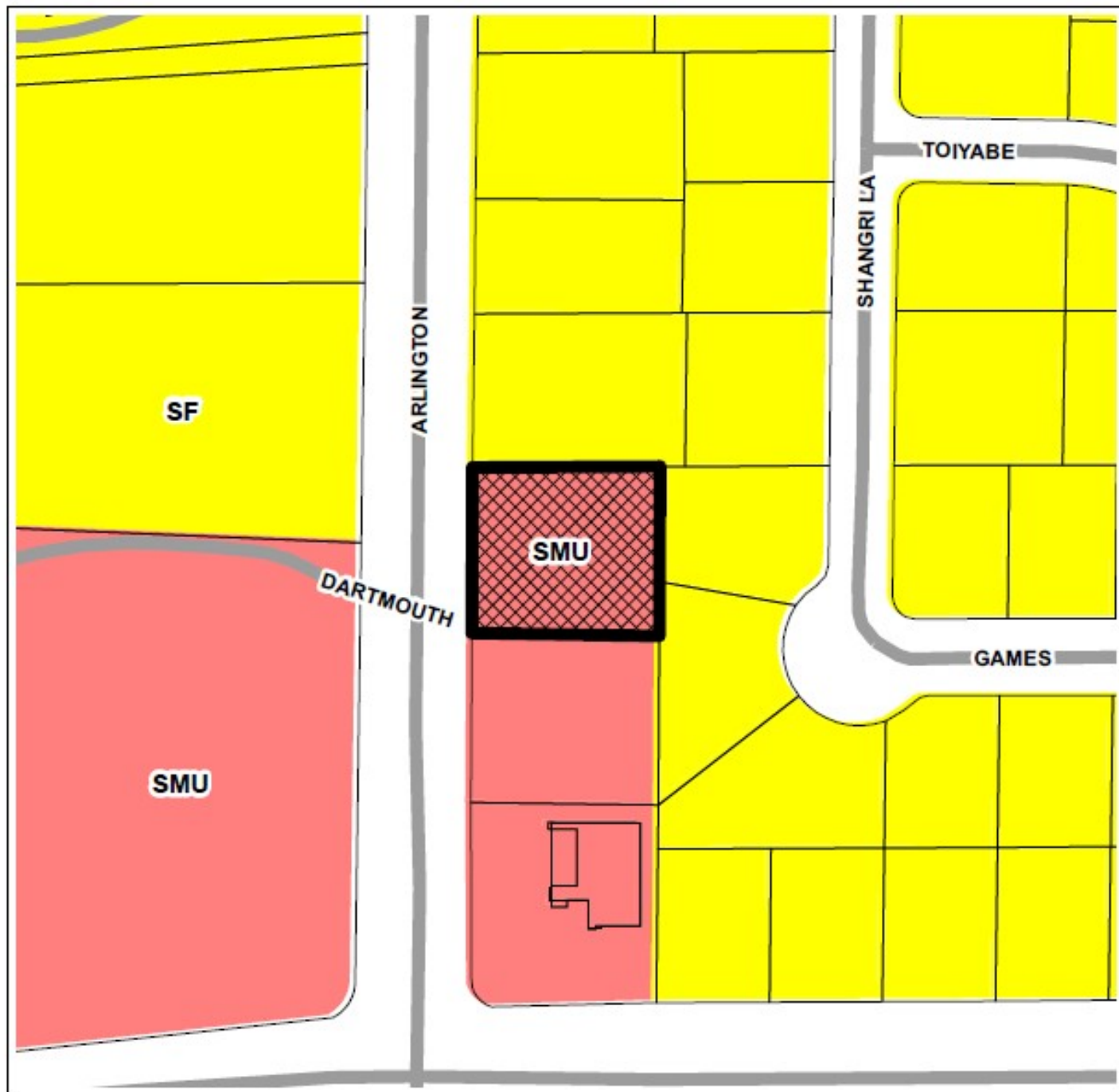
AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 20__.


CHAIRPERSON

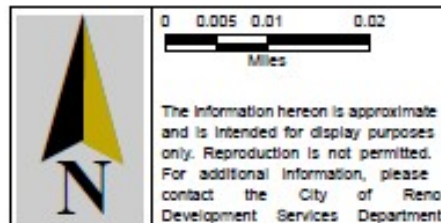
ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



LDC25-00038
(Arlington Office Master Plan
Amendment & Zoning Map Amendment)

 **MASTER PLAN AMENDMENT**
FROM | ±0.31 Acres of SF
TO | ±0.31 Acres of SMU



 **Development Services Department**
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 Map Produced: January 2025